

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for JULY 8, 2019

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Pauline Gudas, chaired the meeting.

Members in Attendance: Pauline Gudas, Normand Anctil, Sandra Marquis, and Lucy Bisson

Member Absent: Benjamin Martin, Kristine Kittridge and John Butler

Associate Member Present: Roger Fuller

Associate Member Absent: Stephanie Gelin

Staff Present: Douglas Greene, City Planner, Ed Barrett, City Administrator, Brian Stockdale, Fire Chief and Linda Tripp, Administrative Assistant.

- II. **ADJUSTMENT TO THE AGENDA:** The board agreed to begin the meeting with agenda item IV (b).

- III. **CORRESPONDENCE:** Stephen Walen email dated July 8, 2019 re: 55 North Temple Street

IV. **PUBLIC HEARINGS:**

- a) A request by Sebago Technics, Inc., an agent for the City of Lewiston for a development review and conditional use application to construct a new 9,192 s.f. fire station located at 55 North Temple Street.

Douglas Greene read staff comments. Kylie Mason of Sebago Technics provided additional project information. Sandra Marquis questioned if there would be any impact on wetlands to which Kylie Mason responded there would not be.

Pauline Gudas opened the discussion to the public. Harry Milliken of 6 Judith Street expressed concern as to whether the Fire station would be built to a category 2 vs. category 4 earthquake rating. Dennis Theriault questioned how the traffic lights would be affected at the Sabattus Street intersection to which Edward Barrett responded that they traffic signal would be controlled by a switch in the fire truck and would eliminate any areas of concern. Maureen and Raymond Duquette of 105 North Temple Street inquired how the project would affect their property and the brook that runs behind it. Kylie Mason clarified the location of the project in relationship to theirs and stated there would be no additional impact on the brook by the project. Stephen Walen of 62 North Temple Street expressed concern for the children in the

neighborhood as well as the impact on the natural area. He stated that he was not in favor of the project. Pauline Gudas closed the public session.

Normand Anctil questioned what would happen in a situation where there was a fire call during the time when school buses were present. Brian Stockdale, Fire Chief replied that all drivers are trained to address situations as they arise and proposed widening to the streets in the area will assist. Roger Fuller questioned where the sidewalks are located to which Brian Stockdale responded same side as the proposed fire station. Edward Barrett informed the board that he reached out to the school to discuss the number of children who walk to school and was informed that while 40 to 50 children do walk to school only about 10 would pass the new fire station.

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Sebago Technics, Inc. on behalf of the City of Lewiston to construct a 9,192 sf. fire station located at 55 North Temple Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article X, Conditional Uses, Section 3 Standards for Conditional Use Permits and Article XIII Development Review and Standards, Section 4, Approval Criteria of the Zoning and Land Use Code, and that approval be granted subject to the following conditions:

1. Prior to the issuance of a certificate of occupancy, a policy is adopted by the Lewiston Fire Department that address noise.
2. Prior to the issuance of a certificate of occupancy, a warning/signal sign shall be installed and operational on North Temple Street.
3. Vegetation along the right of way of 55 North Temple Street shall be cleared to a height of six feet to allow unobstructed sight lines.

Second by **Sandra Marquis**.

VOTED: 5-0 (Passed)

- b) A request by Terradyn Consultants, LLC an agent for Chase Custom Homes and Finance for a development review application for Phase 2 of Sanctuary Estates, a 14 lot single family cluster subdivision on 24.9 acres located at 161 Hogan Road (rear), lot 3 map 116.

Douglas Greene read staff comments. Normand Anctil questioned how future issues with regards to stormwater management and maintenance would be handled. Doug Greene stated that any issues would be handled as a code violation. Sandra Marquis questioned how the City could hold the subdivision responsible to which Doug Greene responded that the association will file annual reports and Code & Planning or qualified engineer would perform inspections. Roger Fuller inquired if consideration was given to the impact on the school system. Jeff Amos of Terradyn Consultants, LLC responded that it

has been considered and Doug Greene stated that the project is in line with the Comprehensive Plan. Pauline Gudas stated that Homeowners Association information and detail was not included in the Planning Board packet. Doug Greene said he would include it as a condition of approval. Jeff Amos reviewed the request then welcomed any questions. Lucy Bisson questioned if there would be any sidewalks to which Jeff Amos replied there would not.

Pauline Gudas opened the discussion to the public.

Harry Milliken of 6 Judith Street stated that he hopes the City does a better job at enforcement when it comes to subdivisions as he feels past performance has been very poor. Doug Greene assured him the City is doing a better job and that he would be happy to meet with him to discuss any existing issues or areas of concern where he lives. Gary Maurer, Steward of Thorncrag Bird Sanctuary stated the subdivision has only one abutter and that it is the Thorncrag Bird Sanctuary and that they had not been notified of the meeting. Gary Maurer then questioned the amount of buffer that would exist between the two properties to which Jeff Amos responded 30 feet at minimum. He then questioned when construction would begin and Jeff Amos replied construction would likely begin by the end of summer. Pauline Gudas closed the public session then requested to see the list of abutters who had been notified. Linda Tripp excused herself to obtain the list. Pauline Gudas reviewed the list and confirmed that Thorncrag Bird Sanctuary was in fact notified of the meeting.

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Terradyn Consultants, LLC, on behalf of Chase Custom Family Homes and Finance to construct a 14 lot cluster, single family subdivision located at 161 Hogan Road (rear), meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4, 5 and 7 of the Zoning and Land Use Code, and that approval be granted with the following conditions:

1. A note is added to the Preliminary Subdivision Plan, Sanctuary Estates Phase 2 stating that "prior to any certificate of occupancy being issued, evidence shall be provided of a final inspection of the stormwater system by the designing engineer along with a written statement indicating the stormwater system and all site improvements have been completed according to the approved plans."
2. A revised Home Owners Association agreement that incorporates Phase 2 is submitted to the Staff prior to the recording of the subdivision at the Registry of Deeds.

Second by **Normand Anctil**.

VOTED: 5-0 (Passed)

V. OTHER BUSINESS:

Request for a recommendation of the acquisition of 57 Knox Street.

The following motion was made:

- a) **MOTION:** by **Lucy Bisson** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition in the form of a donation of 57 Knox Street (including, if any, specific conditions raised by the Planning Board). The Planning Board added a condition for the City Council to consider not placing a long term lease on the property to allow possible future development.

Second by **Normand Anctil**.

VOTED: 5-0 (Passed)

Request for a recommendation of the acquisition of 31 Goodale Street.

- b) **MOTION:** by **Lucy Bisson** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition in the form of a donation of 31 Goodale Street (including, if any, specific conditions raised by the Planning Board).

Second by **Sandra Marquis**.

VOTED: 5-0 (Passed)

VI. READING OF MINUTES: Adoption of the June 10, 2019 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the June 10, 2019 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 4-0-1 (Passed. Roger Fuller abstained.)

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 7:30 p.m. Second by **Sandra Marquis**.

VOTED: 5-0 (Passed)

The next regularly scheduled meeting is for Monday, July 22, 2019 at 5:30 p.m.

Respectfully Submitted:

Lucy Bisson, Vice Chairperson